



FOR SALE

2 Lyndhurst Grove, Martock, TA12 6HW

£375,000



ORCHARDS
ESTATES

Wonderful opportunity to obtain a detached, spacious bungalow situated in the friendly setting of Lyndhurst Grove.

Having been in the same family for 40 years, the property is now offered with no onward chain. For the last 10 years the property has been rented to the same tenant, the property is fully maintained and everything works.

A new owner will most likely want to update the kitchen and bathroom, replace all carpets and decorate to their own personal taste.

The front is set back from the road over a lawn with a long driveway to the side which provides access to the double garage and gated access to the rear garden.

The garden to the rear offers a nice sunny disposition and is not too big, it is also really private.

We are organising viewings now, so if you want to take a look inside, just give us a call and we will happily show you around and answer any questions regarding the property during your visit.



£375,000



LOCATION

The property is in the small country town of Martock which is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away.

Approach

Lyndhurst Grove is a small modern development which offers detached homes in the style of single level bungalows and larger family homes and is situated on the edge of Martock. The property itself is set back from the road over a pedestrian footpath, front lawn and pathway to the front door. To the side is the driveway with space for several vehicles and would easily accommodate a large campervan. This in turn provides access to the double width garage and there is a side gate providing pedestrian access to the rear garden as well as rear doors opening to the kitchen and sitting room.

Entrance and Hallway

Recessed front door providing sheltered access to the door itself opens to a wide hallway with double storage space on the left and single on the right. The hallway turns at the left hand angle to provide access to the sleeping area and bathroom and comes with a further storage area in an airing cupboard and loft hatch with ladder, light and some boarding.

Living Space

This is a very large room accessed from the hallway and with front aspect bay style window, side window and to the rear a double glazed patio door opening to the garden. A further door then opens direct to the kitchen. A central feature is the gas fireplace. The kitchen then has a range of wall and base units, space for white goods and houses the recently installed gas boiler. A large rear window and double glazed door provide access and a nice outlook to the rear garden.

Three Bedrooms

All bedrooms are doubles, the largest are at the end of the hallway, furthest from the living space. The third bedroom would work as a home office or dining room and does come with built in double wardrobe.

Bathroom and WC

Set out in a more traditional style, the bathroom comes with a full-size bath, shower over and wash hand based with towel rail. The WC is separate. More often than not, most owners will modernise this space by removing the wall and creating a larger space with the option to include a separate shower often being one of the main benefits.

Rear Garden

This is a well set out and easy to maintain design. Initial access is through a wrought iron gate from the driveway onto a paved area which stretches along the rear of the property and also runs alongside the garage to the personal door and then along the rear of the garden. A large greenhouse is included and there is a tap.

Double Garage

With a large up and over door to the front, the garage has light, electric and comes with a side aspect window and personal door opening directly to the garden.

Material Information

- Freehold Property which is currently unregistered, this can be carried out during the conveyancing process for a new owner as probate has been granted
- Council Tax Band: D
- EPC Rating: D (67) (only 100mm loft insulation rather than standard 270mm which should positively impact the rating)
- New Gas Combi Boiler Installed in November 2023, 1st Annual Service booked for November 2024
- There is a gas connection to the cooker area
- The fireplace in the sitting room is gas, however, this has not been inspected
- As this was a rented property the electric was last inspected and a certificate issued on 24th June 2021
- The double glazing was replaced in 2012
- UltraFast Broadband is available in the area
- Flood Zone 1: Low Risk



Local Planning Applications

We are aware of 2 planning applications in the local area, details are below:

21/00329/REM: Reserved Matters application following approval 13/01500/OUT (allowed under appeal) and subsequent approval 20/00596/S73 for the erection of 35 dwellings to include details of the layout, scale, appearance and landscaping

And

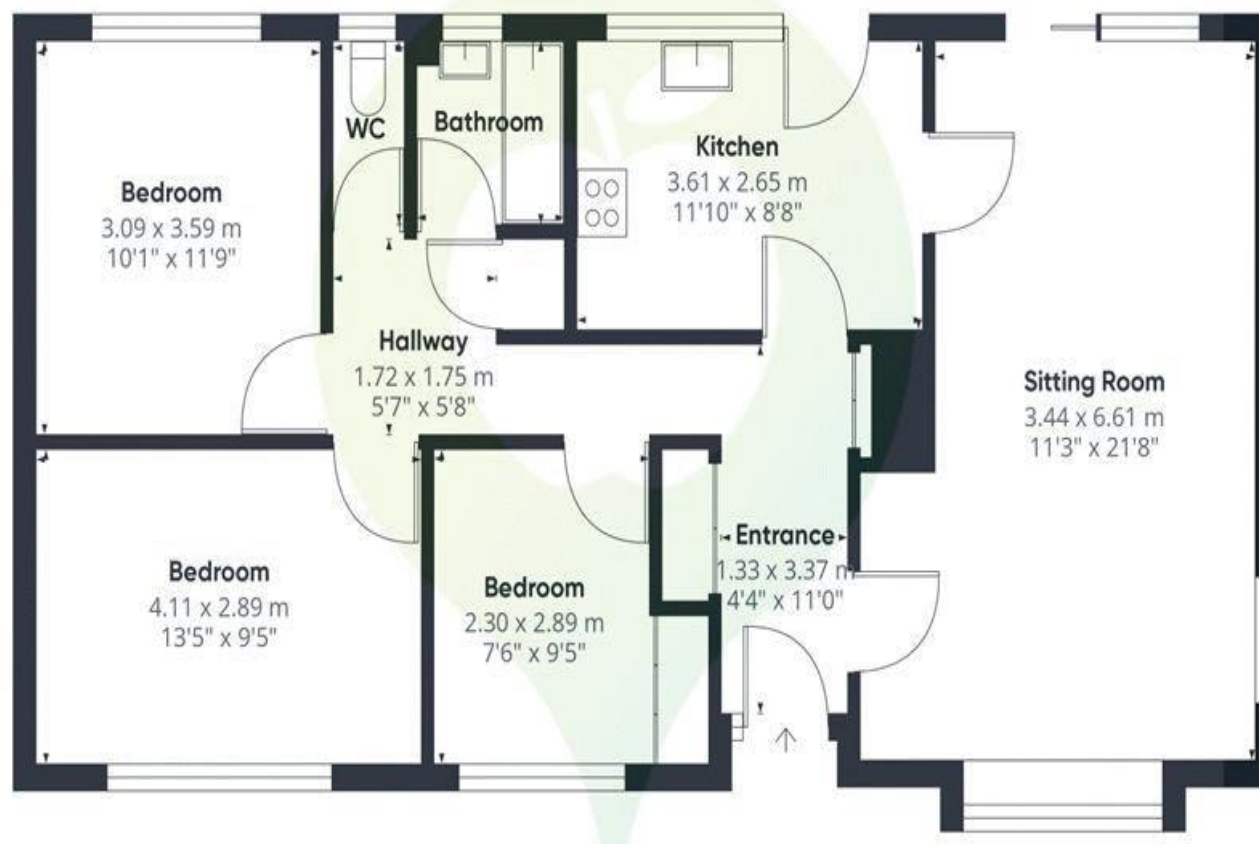
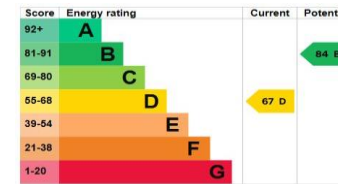
21/01035/OUT: Outline application for up to 100 dwellings with associated works including access, public open space and landscaping.

Directions

From the centre of Martock head North on the B3156. As you come to the top of the town, look for the left hand turn into Coat Road, this is past Paulls, Sparkworld. Follow this road towards Coat and as you reach the village outskirts, Lyndhurst Grove will be on your right. Turn in and the first property on your right will be easily identified with an eye catching Orchards Estates FOR SALE Sign. Simply park up by the pavement or on the driveway and we will be there to show you around.

<https://w3w.co/merge.because.brains>

<https://maps.app.goo.gl/PzgmjUgGcvAUP1te6>



Approximate total area¹⁾
81.17 m²
873.7 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.